

Late Backup

ORDINANCE NO. _____

± 71

1 AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE
2 PROPERTY LOCATED AT THE SOUTHEAST CORNER OF FRATE BARKER
3 ROAD AND RANCHO ALTO ROAD AND CHANGING THE ZONING MAP
4 FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT AND INTERIM
5 SINGLE FAMILY RESIDENCE STANDARD LOT (I-SF-2) DISTRICT TO
6 SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT FOR TRACT
7 ONE AND NEIGHBORHOOD COMMERCIAL (LR) DISTRICT FOR TRACT
8 TWO.

9
10 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

11
12 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
13 change the base districts on the property described in Zoning Case No C14-06-0144, on
14 file at the Neighborhood Planning and Zoning Department, as follows

15
16 Tract One From interim rural residence (I-RR) district to single family residence
17 standard lot (SF-2) district

18
19 All that certain property in Rancho Alto Phase II Subdivision, a subdivision in the
20 City of Austin, Travis County, Texas, according to the map or plat of record in
21 Document No. 200600281, of the Official Public Records of Travis County, Texas,
22 and

23
24 Lots 2-23, Block B; Lots 2-23, Block C; and Lots 1-5, Block E, Rancho Alto Phase
25 III Subdivision, a subdivision in the City of Austin, Travis County, Texas,
26 according to the map or plat of record in Document No. 200800015, of the Official
27 Public Records of Travis County, Texas

28
29 Tract Two From interim single family residence standard lot (I-SF-2) district to
30 neighborhood commercial (LR) district.

31
32 A 2.42 acre tract of land, more or less, out of the Walker Wilson Survey No 2,
33 Abstract 27, Travis County, the tract of land being more particularly described by
34 metes and bounds in Exhibit "A" incorporated into this ordinance ,
35

1 locally known as the property located at the southeast corner of Frate Barker Road and
2 Rancho Alto Road, in the City of Austin, Travis County, Texas, and generally identified in
3 the map attached as Exhibit "B"
4

5 **PART 2.** This ordinance takes effect on _____, 2008
6
7

8 **PASSED AND APPROVED**
9

10 _____ §
11 _____ §
12 _____, 2008 § _____
13 Will Wynn
14 Mayor
15
16

17 **APPROVED:** _____ **ATTEST:** _____
18 David Allan Smith Shirley A Gentry
19 City Attorney City Clerk

C14-06-0144
Tract 2
LR ZONING

EXHIBIT A

2.42 ACRES

WALKER WILSON SURVEY NO. 2, ABS. 27
TRAVIS COUNTY, TEXAS

FIELD NOTES

BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE WALKER WILSON SURVEY NO. 2, ABSTRACT 27, SITUATED IN TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS BEING OUT OF AND A PART OF THAT CERTAIN TRACT OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO RANCHO ALTO VENTURES, LTD., RECORDED IN DOCUMENT NO. 2005151022 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT BEING 2.42 ACRES OF LAND MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1" iron pipe found in the south line of a varying width right-of-way of Frate Barker Road, and the east line of a 50 foot right-of-way of Rancho Alto Road, as dedicated in a deed to the Public by Volume 3605, Page 2345 of the Deed Records of Travis County, Texas, for the northwest corner and **POINT OF COMMENCING** of the herein described 2.42 acre tract of land,

THENCE, with the south right-of-way line of said Frate Barker Road, being also the north line of said Rancho Alto tract, S89°24'10"E, a distance of 500 feet to an iron rod found, for the **POINT OF BEGINNING** of the herein described tract,

THENCE, continuing, with the south right-of-way line of said Frate Barker Rd, being also the north line of said Rancho Alto Ventures tract, S89°24'10"E, a distance of 355.35 feet to an iron pipe found, for the NE corner of the herein described tract, being also the NW corner of that certain tract of land described in a deed to D.L. Herrin, recorded in Doc# 2002090485 of the official public record of Travis County, Texas

THENCE, crossing said Rancho Alto tract, the following three (3) courses and distances, numbered 1 thru three,

- 1 S00°05'02"E, a distance of 295.67 feet to an iron rod found,
- 2 N89°04'51"W, a distance of 360.52 feet to an iron rod found, and
- 3 N00°55'09"E, a distance of 293.63 feet to the **POINT OF BEGINNING** and containing 2.42 Acres of Land

Surveyed by D. R. Rummel 10-30-06

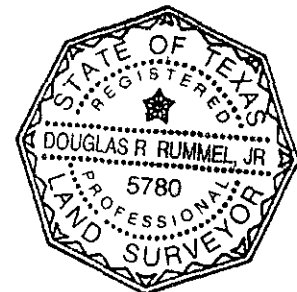
DOUGLAS R. RUMMEL, JR., R.P.L.S. No. 5780

Carlson, Brigrance & Doering, Inc.

5501 West William Cannon Drive

Austin, TX 78749

Phone (512) 280-5160



PATH G \DOCS\4142\FN-Ranch Alto Commercial Tract DOC

45 | 44 | 43 | 42 | 41 | 40 | 39 | 38 | 37 | 36

(T)

OLYMPIC HEIGHTS SECTION 2
DOC NO. 200200216

LEGEND

- IRON ROD FOUND
- IRON ROD SET
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING

P.O.C.

P.O.B.

FRATE BARKER ROAD
(VARYING R.O.W.)

50.02
N89°35'06"W

S89°24'10"E 355.35'

S89°24'10"E
5.00'

293.63'

295.67'

(50' R.O.W.)
RANCHO ALTO ROAD
Vol. 3805 pg. 2345

N00°55'09"E

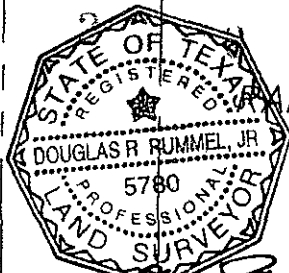
S00°05'02"E

RANCHO ALTO VENTURES, LTD.
DOC. NO. 2005151022
(50.658 ACRES)

2.42 Acres
COMMERCIAL TRACT

N89°04'51"W 360.52'

D.L. HERRIN, INC. DOC. NO. 2002090485



10-30-06

JIM CRAIG COURT (50

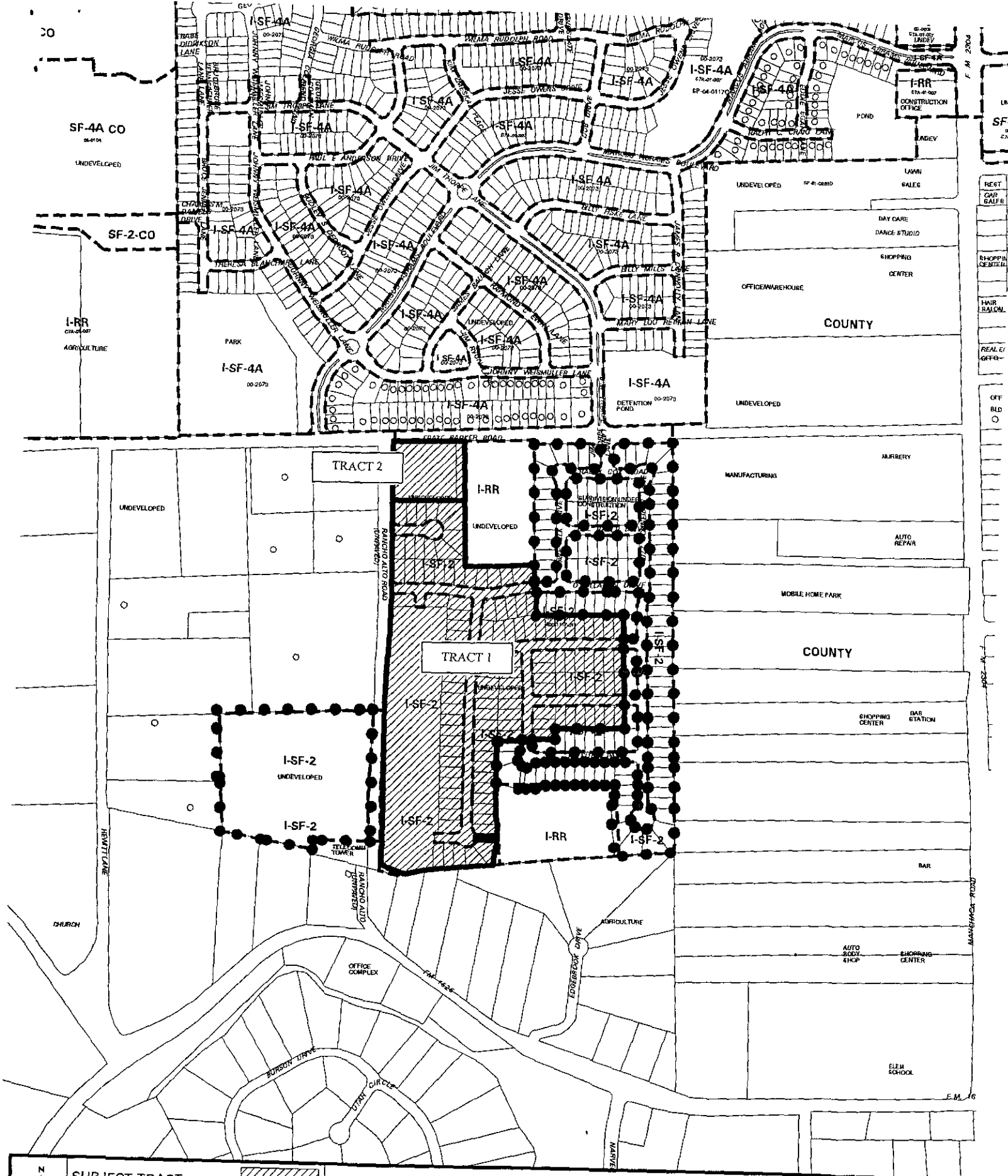
RANCHO ALTO VENTURES, LTD.
DOC. NO. 200600281

(A)



Carlson, Brigance & Doering, Inc

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PH (512) 280-5160 • FAX (512) 282-0170



1" = 600'

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

CASE MGR W WALSH

CASE # C14-06-0144

ADDRESS SE corner of Frate Barker Rd & Rancho Alto Rd

SUBJECT AREA (acres) 34.412

ZONING EXHIBIT B

DATE 07-01

INTLS SM

CITY GRID REFERENCE NUMBER

D12